



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

August 15, 2013

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, UT 84005

Subject: Bid Tabulation – Construction Bids – Underground Natural Gas Services and Cedar Pass Ranch
Phase 1 Natural Gas System

Dear Mr. Ferre:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has reviewed copies of the Construction Bids received by Eagle Mountain City relative to the Underground Natural Gas Services and Cedar Pass Ranch Phase 1 Natural Gas System. Bid documents were provided to three potential Bidders. Bids were received from three Bidders. All of the bids included Bid Bonds and the information required by the Bid Documents.

ICPE prepared the Bid Tabulation included with this letter using the Bids from the three Bidders. Based on the information included in the bids, as summarized in the Bid Tabulation:

1. Niels Fugal Sons Co. submitted the lowest unit prices for the installation of Underground Natural Gas Services. Their cost adders for Rock and Frost Trenching are higher than the Tempest Company's adders by \$4.00 per foot and \$7.50 per foot, respectively. Since it is not possible to determine how many feet of service trench will contain rock or be installed in the winter in frosted ground it is not possible to estimate the affect of the lower Tempest Company rock and frost trenching prices. As such, ICPE would recommend that the Niels Fugal Sons Co. be awarded the Bid for the installation of Underground Natural Gas Services.
2. Niels Fugal Sons Co. also submitted the lowest total price for the installation of the basic natural gas system for the Cedar Pass Ranch Phase 1 Natural Gas System (Excluding the natural gas services). Their unit prices for the natural gas services were also the lowest with the exception of the Rock Trench Adders for Natural Gas Services and Gas Piping which were \$1.00 and \$2.00 per foot higher, respectively, than the Tempest Company's adders. The \$20,000.00 difference in the basic natural gas system construction costs will offset a \$2.00 per foot rock trench cost difference for 10,000 feet of trench. ICPE would therefore recommend that the Niels Fugal Sons Co. also be awarded the Bid for the construction for the Cedar Pass Ranch Phase 1 Natural Gas System.

If ICPE can be of further assistance relative to this letter or the included Bid Tabulation please feel free to contact me by phone or email.

Sincerely,

Leslie A. Bell, Jr.

LAB/lb